



GRASSROOTS

REALTY GROUP

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112055 2253 Drive E
Rural Foothills County, Alberta

MLS # A2327851



\$499,900

Division: NONE

Lot Size: 4.55 Acres

Lot Feat: -

By Town: Okotoks

LLD: 28-21-28-W4

Zoning: CR

Water: Well

Sewer: -

Utilities: -

Incredible chance here - build the home you have always wanted - on this exceptional 4.55-acre parcel offering the perfect blend of peaceful country living and outstanding convenience. The flat, usable land provides endless building possibilities. Imagine.....space and freedom - room for gardens, outdoor hobbies and evenings spent with family under wide-open skies. Kids can play freely, dogs have room to roam PLUS you can design the home and lifestyle you've always envisioned! With a gravel driveway already in place - and an excellent 8 GPM drilled well, much of the groundwork has already been done! Enjoy an easy commute with Okotoks, Seton shopping, restaurants, the South Health Campus and YMCA all just 15 minutes away, while downtown Calgary is less than 30 minutes! Families will appreciate nearby schools including Heritage Heights (Jr. K–9) and St. Francis of Assisi (K–9), both under 7 minutes away. Recreation is close by with the Scott Seaman Sports Rink and Davisburg just minutes from your doorstep. A rare opportunity to build exactly what you've been dreaming of - without sacrificing convenience.